058.A	0001	0002.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	398,500	/	398,500
USE VALUE:	398,500	/	398,500
ASSESSED:	398,500	/	398,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #: A

Owner 1:	FU LEO & ZHANG RACHEL LEI &
Owner 2:	FU HEEPING MOK
Owner 3:	
Street 1:	2A FRAZER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KUSMINSKY MATTHEW & JONELLE -
Owner 2:	-
Street 1:	2A FRAZER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1953, having primarily Stucco Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	398,500			398,500
Total Card	0.000	398,500			398,500
Total Parcel	0.000	398,500			398,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.52 | /Parcel: 346.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 058.A-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	391,200	0	.		391,200	391,200	Year End Roll	12/18/2019
2019	102	FV	376,700	0	.		376,700	376,700	Year End Roll	1/3/2019
2018	102	FV	342,000	0	.		342,000	342,000	Year End Roll	12/20/2017
2017	102	FV	305,700	0	.		305,700	305,700	Year End Roll	1/3/2017
2016	102	FV	305,700	0	.		305,700	305,700	Year End	1/4/2016
2015	102	FV	289,800	0	.		289,800	289,800	Year End Roll	12/11/2014
2014	102	FV	275,300	0	.		275,300	275,300	Year End Roll	12/16/2013
2013	102	FV	275,300	0	.		275,300	275,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5025

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUSMINSKY MATTH	64624-505		12/8/2014		330,000	No	No		
NIHAN THOMAS A,	55822-52		11/15/2010		288,000	No	No		
DIDONATO LEONOR	27139-276		3/17/1997		115,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2012	116	New Wind	5,885					install 9 windows
8/18/2003	695	Re-Roof	2,260					SPLIT W/10 CONDO U

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Measured	DGM	D Mann
8/24/2005	Info Fm Prmt	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6051																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

USER DEFINED

User Acct	126802
GIS Ref	
GIS Ref	
Insp Date	10/16/18
!5025!	
Prior Id # 1:	126802
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	19:58:30

LAST REV

Date	Time
10/16/18	15:12:41
danam	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	9.899999619
Name:	36 - 6051

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	1.02173913
Const Adj.:	0.98990101
Adj $ / SQ:	247.798
Other Features:	34903
Grade Factor:	1.00
NBHD Inf:	1.64999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	527786
Depreciation:	129308
Depreciated Total:	398478

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB 0		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	408.87
Special Features:	0	Val/Su Net:	346.52
Final Total:	398500	Val/Su SzAd	346.52

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,150	247.800	284,968

Net Sketched Area:	1,150		Total:	284,968	
Size Ad	1150	Gross Are	1150	FinArea	1150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

058.A-0001-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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